

**CITY OF CLEVELAND HEIGHTS
ARCHITECTURAL BOARD OF REVIEW
MINUTES OF THE MEETING
APRIL 2, 2019**

MEMBERS PRESENT:

Melissa Fliegel, Chair
Greg Goss
Martin Johannessen

STAFF PRESENT:

Richard Wong, Planning Director

CALL TO ORDER

Mr. Wong called the meeting to order at 7:00 PM with all members present.

APPROVAL OF THE MARCH 5, 2019 MINUTES

Members had no comments or questions so the minutes were approved as submitted and signed by Ms. Fliegel.

**PUBLIC HEARING
APRIL 2, 2019**

ABR 2019-560: Ken Williams, 3699 Bainbridge Road, requests to construct a 20' x 20' detached 2-car garage.

- Selective Homes' Mike Chowdhury, 5247 Wilson Mills Road, 44143, described the proposal and used display boards to show siding and roof samples.

ACTION: Ms. Fliegel moved to approve the garage as shown on Selective Homes' plans, received March 5, 2019, with the condition that the roof shingle color match the home. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-559 (Continued from 3-19-2019): Jay Janko Novak, 2851 Euclid Heights Boulevard, requests to construct a 3' tall wall in front of his home at the sidewalk.

- Jay Novak said the wall would be 3'-high stucco covered, concrete block over a poured concrete foundation.
- Ms. Fliegel asked about the block wall's construction on a sloping site. Mr. Johannessen said the top course would need to be cut to the pitch of the site.
- Mr. Goss asked that a stone coping be on top.
- Mr. Novak said that the top would be finished with stucco.

ACTION: Mr. Johannessen moved to approve the wall as shown on Jay Janko Novak's plans, received March 5 and 25, 2019. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2019-558: Isaac & Ahuva Sommer, 3732 Berkeley Road, requests to enclose existing side porch and construct a rear addition.

- Mr. Wong said the case would be heard at a future meeting.

2019-561: Dennis and Dawn Schwartz, 2589 Canterbury Road, requests to retain two condensing units and linesets on front of home installed without the required Board of Zoning Appeals (condensers not permitted in front of home), Architectural Board of Review and Building Department approvals.

- Mr. Schwartz said that the changes on the front were a small part of the overall look of the house.
- Ms. Fliegel said one issue was that the units were as high as the window sills.
- Mr. Goss said that the units distract from the front of the house.
- Mr. Schwartz said that it was necessary to put the condensing units on the front because the front rooms of the house were where air conditioning was most needed. If the units were in the back and lines were in the basement, functionality of the basement would be lost because of a limited ceiling height.
- P.K. Wadsworth's Roberto DelPinal said Shaker Heights allows air conditioning machinery in the front yard.
- Mr. Johannessen suggested putting the units on the driveway side.
- Mr. Schwartz said a side porch would also help to hide the units if they were on the side.
- Mr. Wong said in response to a question from Mr. Johannessen, no zoning variance would be needed if the units were on the side. The units must be screened from view by a 6'-tall person from the neighbor's property.
- Mr. Goss objected to linesets on the front.
- Mr. Schwartz said the linesets needed to be on the front. Lengthening the linesets would cause a hardship on the units' compressor that were on the front of the house.
- Mr. Wong suggested that the linesets be routed under the roof overhang rather than being routed conspicuously. Mr. Johannessen agreed that it would be better. Mr. Wong added that the lineset should be routed through the coal chute area under the porch to minimize the exterior exposure.

ACTION: Ms. Fliegel moved to continue the case for the applicant to find less conspicuous alternatives. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-562: Julie Kellon, 3148 Berkshire Road, requests to build detached, two-car garage.

- New Creation Builders' Diane Bija, 818 East 73rd Street, 44103, said the garage siding would be Mystic Blue with a Regal Stone roof color.

- Ms. Fliegel said since the applicant was unsure of the home's roof color, it would be preferable to match the home's siding and roof with a field visit.

ACTION: Ms. Fliegel moved to approve the garage as shown on New Creation Builders' plans, received March 8, 2019, with the condition that the roof and siding match the home's. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-563: Nicholi Evans, 1626 Crest Road, requests to replace rear facing kitchen window that does not match previous window.

- Window Nation's John Sotka, 4350 Renaissance Parkway, 44128, said one replacement window will not have grids because the owner sought an unobstructed view of the back yard from the kitchen.
- Ms. Fliegel said ordinarily ABR would debate such a proposal but this one faced Severance commercial buildings behind the house.

ACTION: Ms. Fliegel moved to approve the window as shown on the plans by Window Nation, received March 14, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-564: Joseph Scaravilli, 2755 Berkshire Road, requests to build two-story addition including family room, kitchen, laundry, attached three-car garage, master and guest bedrooms and bathrooms.

- Paskevich Architects' Al Klauss, 1708 Euclid Avenue, 44115, said the addition includes a family room, kitchen, laundry, basement, three-car garage and bedrooms above. All finishes will match the existing house. The carriage house would have two of the three garages changed to storage to satisfy zoning. They hoped to begin construction this year.

ACTION: Ms. Fliegel moved to approve the addition as shown on Paskevich & Associates' plans, received March 18, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-565: Jerry Keller, 1521 Wood Road, requests to replace three first floor double-hung windows without including upper sash mullions that would have matched old windows.

- Mr. Keller said three double-hung windows would be replaced using double-hung windows without mullions.

ACTION: Ms. Fliegel moved to approve the windows as shown on Jerry Keller's plans, received March 1, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-566: Terry Parker, 2603 Queenston Road, requests to build detached, two-car garage.

- Regency Developers' Yomo Kaplan, 2066 South Taylor Road, 44118, said the siding and roof would match the home's colors. In response to a suggestion from Mr. Johannessen, he acknowledged that the door and window trim

would match the home's. He also agreed to change the garage door color from white to brown and to use a siding and roof colors that matched the home's colors.

ACTION: Ms. Fliegel moved to approve the garage as shown on Regency Developers plans, received March 19, 2019. Seconded by Mr. Johannessen, the motion was unanimously approved.

ABR 2019-567: Cathy Woodruff, 3875 Mayfield Road, requests to replace four double-hung windows without including upper sash mullions that would have matched old windows.

- Empire Windows' Mark Polomsky said the proposal would replace the last four existing windows. The original double-hung windows had one mullion horizontally splitting the upper sash in half and one mullion splitting the lower sash in half. The replacement double-hung windows will not have any mullions.

ACTION: Mr. Johannessen moved to approve the windows as shown on Empire Windows' plans, received March 19, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-568: New Song Church, 15 Severance Circle, requests to install two wall signs and remove existing signs.

- Diamond Signs & Graphics' Mark Bailin, 4516 Renaissance Parkway, 44128, said the signs on the walls would be removed and the new rectangular signs installed.

ACTION: Mr. Johannessen moved to approve the signs as shown on Diamond Signs & Graphics' plans, received March 19, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

ABR 2019-569: Missy and George Perlic, 1312 Yellowstone Road, request to build 1-story addition including outdoor cooking area and storage, future pergola, deck and future spa.

- Landscape architect Mikel McLaughlin, 3607 Call Road, 44031, said the addition may be built in phases depending on the cost.

ACTION: Mr. Johannessen moved to approve the addition and other improvements as shown on Mikel McLaughlin's plans, received March 19, 2019. Seconded by Ms. Fliegel, the motion was unanimously approved.

ABR 2019-570: First National Trust Company, 3041 Euclid Heights Boulevard, requests to build ramp in front of house.

- Levine Architecture & Design Ltd's Tatiana Tate, 3716 Tolland Road, 44122, said the ramp was for a trust set up for a disabled person.

ACTION: Ms. Fliegel moved to approve the ramp as shown on Levine Architecture & Design Ltd's plans, received March 19, 2019. Seconded by Mr. Goss, the motion was unanimously approved.

Old Business

No old business was raised.

New Business

No new business was raised.

Adjournment

The meeting was adjourned at 8:27 PM.

Respectfully Submitted,



Melissa Fliegel, Chair

4/16/19

date



Richard Wong, Secretary

4-16-2019

date

